

060.0

0005

0011.C

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

APPRaised:

Total Card / Total Parcel

746,800 / 746,800

USE VALUE:

746,800 / 746,800

ASSESSED:

746,800 / 746,800


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MERJANIAN PAUL D	
Owner 2:	
Owner 3:	

Street 1: 12 REDCOAT LANE

Street 2:

Twn/City: BURLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 01803 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,208 Sq. Ft. of land mainly classified as Service St. with a Service Stat Building built about 1950, having primarily Stucco Exterior and 1288 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
334	Service St.		5208		Sq. Ft.	Site		0	30.5	3.21	CA									509,765						509,800	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
334							5208.000		156,000		81,000		509,800		746,800							

EXTERIOR INFORMATION

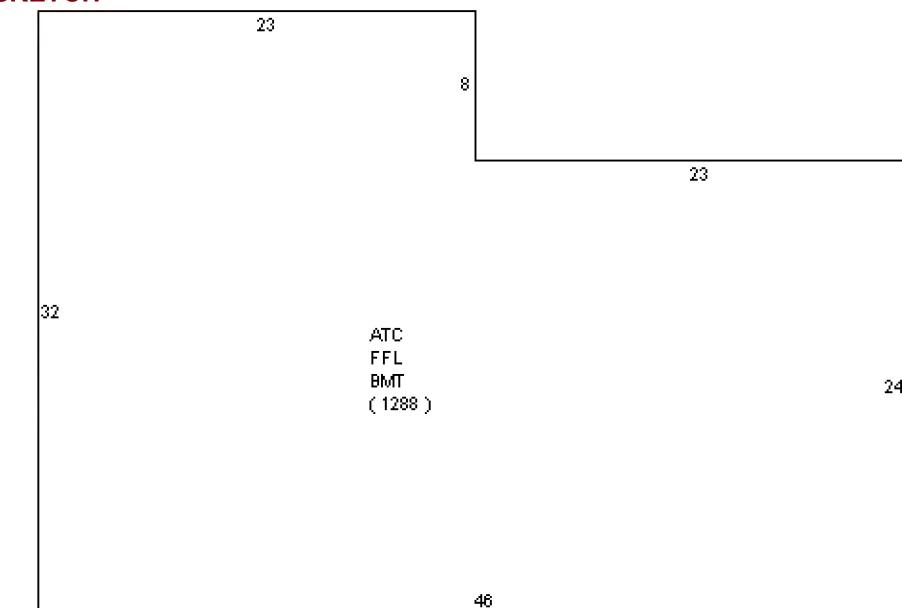
Type:	75 - Service Stat	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	6 - Slab	
Frame:	2 - Steel	
Prime Wall:	6 - Stucco	
Sec Wall:	4 - Vinyl	15 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	2 Rating: Average
A HBth:	Rating:
OthrFix:	Rating:

COMMENTS

CITGO STATION.											

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1950
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	8
Prim Int Wall:	5 - Minimal
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	12 - Concrete
Sec Floors:	
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
71	Tank-IG	D	Y	3	10000	A	AV	1986	2.63	T	26.4	334			58,000			58,000
70	Pump-Double	D	Y	2	1	E	EX	1997	8,750.00	T	7	334			16,300			16,300
75	Lift	A	Y	1	1	A	AV	1985	3,200.00	T	27.2	334			2,300			2,300
78	Lite-Double	D	S	2	1	A	AV	1997	700.00	T	17.6	334			1,200			1,200
84	Sign-Illum	D	Y	1	44	A	AV	1997	89.20	T	17.6	334			3,200			3,200
77	Lite-Single	D	Y	1	1	A	AV	1997	500.00	T	17.6	334			400			400
80	Totalizer	D	Y	1	1	A	AV	1997	1,000.00	T	17.6	334			800			800

PARCEL ID

060.0-0005-0011.C

More: N Total Yard Items: 81,000 Total Special Features: 1,200 Total: 82,200

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 0 BRs: 0 Baths: HB 2	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
0	

RES BREAKDOWN**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,288	35.150	45,275						
FFL	First Floor	1,288	117.170	150,917						
ATC	Attic	451	82.020	36,975						
Net Sketched Area: 3,027 Total: 233,167										
Size Ad	1738.7999	Gross Are	3864	FinArea	1288					

IMAGE**AssessPro Patriot Properties, Inc**